

City Council  
Atlanta, Georgia

06-0-0151

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-05-140  
Date Filed: 12-13-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **499 Northside Circle, N.W.**, be changed from the RG-3 (Residential General-Sector 3) to the MR4-A (Multi-family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being . Land Lot 147, 17<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

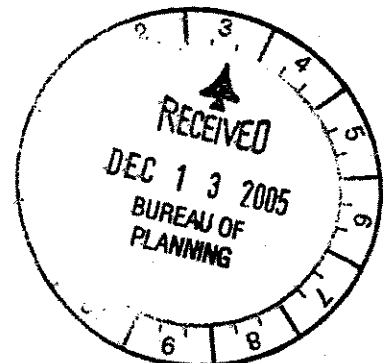
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING IN LAND LOT 147 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE FULLY SHOWN ON A BOUNDARY & TOPOGRAPHIC SURVEY FOR AIMCO PREPARED BY HIGHLAND ENGINEERING DATED 03/17/05 AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT A POINT AT THE MITERED INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF NORTHSIDE CIRCLE (50' R/W) AND THE EASTERN RIGHT-OF-WAY OF NORTHSIDE DRIVE (100' R/W), THE POINT-OF-BEGINNING (P.O.B.); THENCE CONTINUING ALONG THE EASTERN RIGHT-OF-WAY OF NORTHSIDE DRIVE (100' R/W) NORTH 05 DEGREES 06 MINUTES 54 SECONDS EAST (N05°06'54"E) A DISTANCE OF 71.00' TO A POINT; THENCE TURNING AND LEAVING SAID RIGHT-OF-WAY CONTINUING ALONG THE LINE OF N/F WYANDOTTE CHEMICALS CORPORATION SOUTH 83 DEGREES 48 MINUTES 11 SECONDS EAST (S83°48'11"E) A DISTANCE OF 101.72' TO A POINT NEAR THE CENTERLINE OF A CREEK, SAID CREEK BEING THE PROPERTY LINE; THENCE TURNING AND CONTINUING ALONG A TRAVERSE LINE, SAID TRAVERSE LINE RUNNING ALONG THE CENTERLINE OF SAID CREEK, THE FOLLOWING COURSES AND DISTANCES; 1. NORTH 22 DEGREES 22 MINUTES 28 SECONDS EAST (N22°22'28"E) A DISTANCE OF 50.22' TO A POINT; 2. NORTH 56 DEGREES 11 MINUTES 24 SECONDS EAST (N56°11'24"E) A DISTANCE OF 131.61' TO A POINT; 3. NORTH 34 DEGREES 47 MINUTES 47 SECONDS EAST (N34°47'47"E) A DISTANCE OF 133.64' TO A POINT; 4. NORTH 56 DEGREES 00 MINUTES 03 SECONDS EAST (N56°00'03"E) A DISTANCE OF 142.78' TO A POINT; 5. NORTH 62 DEGREES 18 MINUTES 29 SECONDS EAST (N62°18'29"E) A DISTANCE OF 154.92' TO A POINT; 6. NORTH 32 DEGREES 10 MINUTES 34 SECONDS EAST (N32°10'34"E) A DISTANCE OF 101.44' TO A POINT; 7. NORTH 76 DEGREES 23 MINUTES 41 SECONDS EAST (N76°23'41"E) A DISTANCE OF 99.94' TO A POINT; 8. NORTH 51 DEGREES 44 MINUTES 15 SECONDS EAST (N51°44'15"E) A DISTANCE OF 157.29' TO A POINT; 9. NORTH 59 DEGREES 01 MINUTES 19 SECONDS EAST (N59°01'19"E) A DISTANCE OF 134.32' TO A POINT; THENCE TURNING AND LEAVING SAID CREEK CONTINUING ALONG THE LINE OF N/F STARBOARD REALTY PARTNERS SOUTH 04 DEGREES 42 MINUTES 22 SECONDS WEST (S04°42'22"W) A DISTANCE OF 125.00' TO A POINT ON THE EASTERN RIGHT-OF-WAY OF NORTHSIDE CIRCLE (50' R/W); THENCE TURNING AND CONTINUING ALONG SAID LINE NORTH 85 DEGREES 07 MINUTES 37 SECONDS WEST (N85°07'37"W) A DISTANCE OF 50.03' TO A POINT ON THE WESTERN RIGHT-OF-WAY OF NORTHSIDE CIRCLE (50' R/W); THENCE TURNING AND CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 04 DEGREES 45 MINUTES 56 SECONDS WEST (S04°45'56"W) A DISTANCE OF 510.35' TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 151.38', ARC LENGTH OF 237.15', CHORD BEARING OF SOUTH 49 DEGREES 39 MINUTES 03 SECONDS WEST (S49°39'03"W) A CHORD DISTANCE OF 213.63' TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 85 DEGREES 28 MINUTES 17 SECONDS WEST (N85°28'17"W) A DISTANCE OF 259.53' TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 87 DEGREES 17 MINUTES 46 SECONDS WEST (N87°17'46"W) A DISTANCE OF 85.31' TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 89 DEGREES 02 MINUTES 10 SECONDS WEST (N89°02'10"W) A DISTANCE OF 330.37' TO A POINT; THENCE TURNING AND CONTINUING ALONG SAID LINE NORTH 41 DEGREES 35 MINUTES 33 SECONDS WEST (N41°35'33"W) A DISTANCE OF 27.08' TO THE POINT-OF-BEGINNING (P.O.B.). SAID TRACT OF LAND CONTAINS 7.82± ACRES (340,511± SQ. FT.).

2-05-140



06-0-0151

(Do Not Write Above This Line)

AN ORDINANCE Z-05-140  
BY: ZONING COMMITTEE

An Ordinance to rezone from the RG-3 (Residential General-Sector 3) District to the MR4-A (Multi-family Residential) District, property located at 499 Northside Circle, N.W., fronting approximately 1422.71 feet on the north and west side of Northside Circle. Property is located at the corner of Northside Drive and Northside Circle. Depth: varies. Area: approximately 7.82 acres. Land Lot 147, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: WINTHROP APARTMENT INVESTORS L.P./AIMCO-GP, INC.  
APPLICANT: WINTHROP APARTMENT INVESTORS L.P./AIMCO-GP, INC.  
NPU-E COUNCIL DISTRICT 8

- ☐ CONSENT REFER  
☐ REGULAR REPORT REFER  
☐ ADVERTISE & REFER  
☐ 1st ADOPT 2nd READ & REFER  
☐ PERSONAL PAPER REFER

Date Referred

Referred To:

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Referred To \_\_\_\_\_

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)  
Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)  
Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)  
Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)  
Other

Members

Refer To

FINAL COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd

Readings

☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

MAYOR'S ACTION